

ZB# 99-43

Donald Aldridge

62-8-32

#99-43- Aldridge, Donald.
Area 62-8-32

Prelim.
Sept. 27, 1999.
Public Hearing:
Nov. 8, 1999.
Granted
Refund: \$198.50



Wilson Jones • Carbonless • S1654-NCR Duplicate • S1657NCL Triplicate

© Wilson Jones, 1989

DATE Oct 15, 1999 **RECEIPT** 134395
RECEIVED FROM Donald Redridge
Address _____
Fifty 00/100 DOLLARS \$ 50.00
FOR 2 B.A. #99-43

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	6446
AMOUNT PAID		CHECK	50.00
BALANCE DUE		MONEY ORDER	

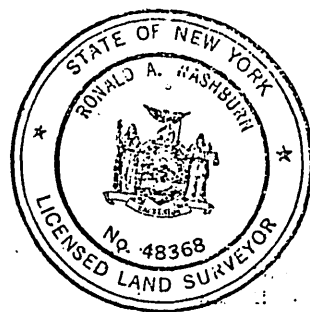
Dorothy H. Hansen
BY Town Clerk

Washburn Associates
44-52 Route 9W
New Windsor, N.Y. 12550

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

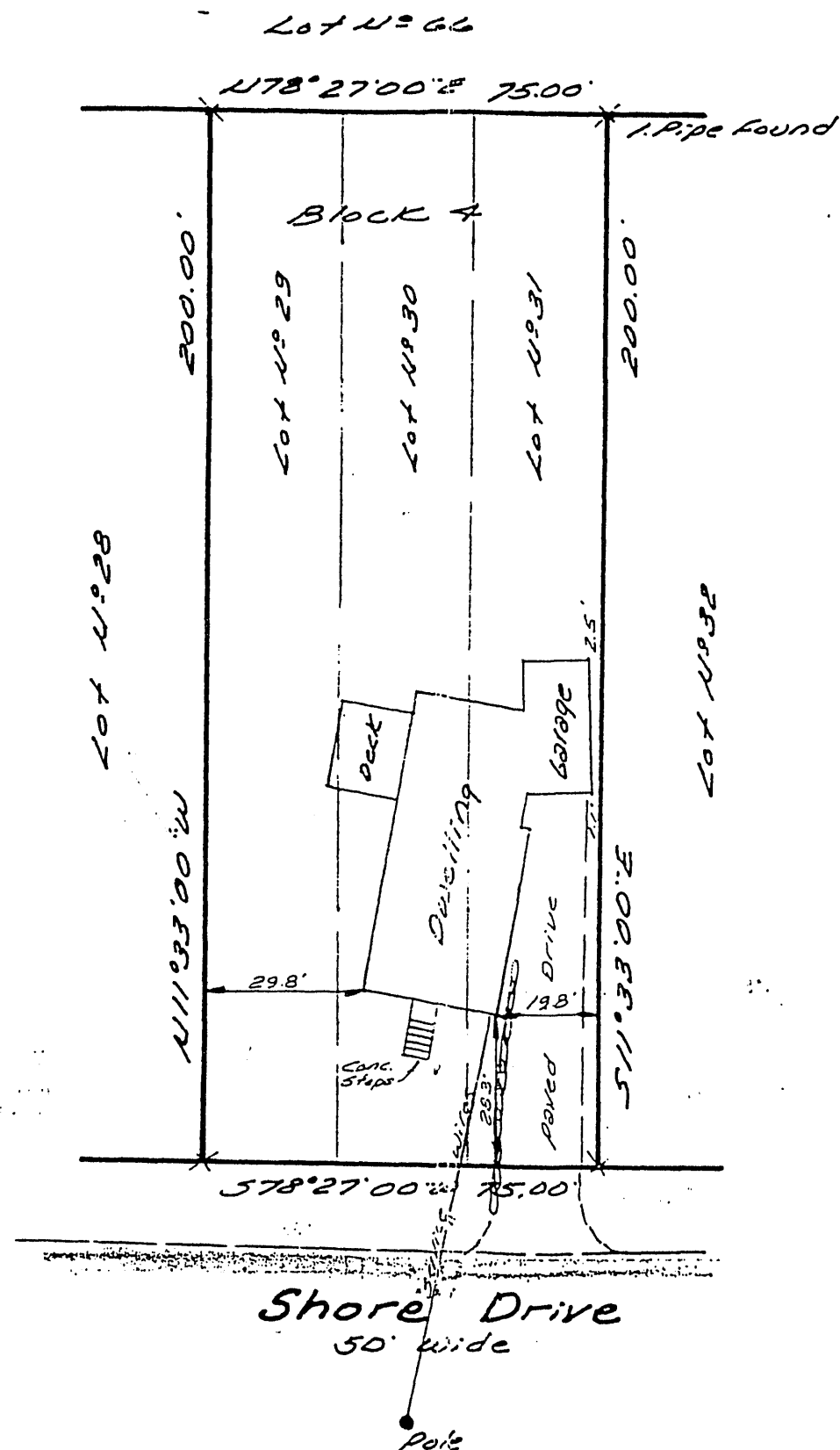
"Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."



Donald D. Aldridge
Deborah A. Gilliland
Sears Mortgage Corp.
R.G. Agency
its successors and/or assigns.
TRW Title Insurance of New York
Certified true and correct as shown hereon.

Ronald A. Washburn
Lic. No. 48368



Town of New Windsor Tax Map
Section 62 Block 4 Lots 31, 32, 33
Map Reference:
"Beaver Dam Lake" Section 1
Filed April 22, 1931
Map No. 1044

SURVEY MAP FOR

Donald D. Aldridge
Deborah A. Gilliland

SCALE: 1"=30'	APPROVED BY:	DRAWN BY:
DATE: May 15, 1992		REVISED:
Town of New Windsor Orange Co., N.Y.		
		DRAWING NUMBER 4877

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Aldridge, Donald

FILE# 99-43

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

*paid ck
6446*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

*paid ck.
6447
10/15/99.*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE *9/27/99-3* \$ 13.50
2ND PRELIMINARY- PER PAGE *10/8/99-4* \$ 18.00
3RD PRELIMINARY- PER PAGE \$
PUBLIC HEARING - PER PAGE \$
PUBLIC HEARING (CONT'D) PER PAGE \$
TOTAL \$ 31.50.

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: *9/27/99* \$ 35.00.
2ND PRELIM. *10/8/99* \$ 35.00
3RD PRELIM. \$
PUBLIC HEARING. \$
PUBLIC HEARING (CONT'D) \$
TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 101.50

LESS ESCROW DEPOSIT \$ 300.00.
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT. \$ 198.50

[illegible]

Donald D. Aldridge
 Deborah A. Aldridge
 558 Shore Drive Ph. 914-496-9305
 New Windsor, N.Y. 12553

1-108/280 6447
 Date 10/13/99

Pay to the order of Town of New Windsor \$ 300.-
Three hundred & 00/100 dollars

MARINE MIDLAND BANK, N.A.
 NEWBURGH OFFICE
 100 AUTO PARK PLACE
 NEWBURGH, NEW YORK 12550

Memo attorney fees 26A 99-43 Deborah A. Aldridge

@028001081:14112566 6447

CURRENT, INC. TO RECORDER 1-800-391-2244 AUTUMN LEAF

PRINTED ON RECYCLED PAPER

Donald D. Aldridge
 Deborah A. Aldridge
 558 Shore Drive Ph. 914-496-9305
 New Windsor, N.Y. 12553

1-108/280 6446
 Date 10/13/99

Pay to the order of Town of New Windsor \$ 50.-
Fifty & 00/100 dollars

MARINE MIDLAND BANK, N.A.
 NEWBURGH OFFICE
 100 AUTO PARK PLACE
 NEWBURGH, NEW YORK 12550

Memo variance fee 26A 99-43 Deborah A. Aldridge

@028001081:1494112566 6446

CURRENT, INC. TO RECORDER 1-800-391-2244 AUTUMN LEAF

PRINTED ON RECYCLED PAPER

In the Matter of the Application of

DONALD ALDRIDGE

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE**

#99-43.

WHEREAS, DONALD ALDRIDGE, residing at 558 Shore Drive, New Windsor, New York 12553, have made application before the Zoning Board of Appeals for a 15 ft. 8 in. front yard variance for construction of a deck at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 8th day of November, 1999 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of himself for this Application; and

WHEREAS, there was one spectator appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application but one spectator asked a number of questions; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in a neighborhood containing one-family homes.

(b) The proposed deck if constructed will not create any water run off or water drainage problems.

(c) The deck if constructed will not obstruct the site view of any other motorists on the adjacent roadway.

(d) The deck will be similar to other decks in the neighborhood.

(e) A deck is necessary since without it the persons exiting the home would likely injure themselves.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations but nevertheless are warranted for the reasons listed above.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 15 ft. 8 in. front yard variance for construction of a deck the above residence, in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New

Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 10, 2000.


Chairman

Date 11/17/99, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth
168 N. Drury Lane
Newburgh, N.Y. 12550 DR.

DATE			CLAIMED		ALLOWED	
11/8/99		Zoning Board Mtg	75	00		
		Misc - 2				
		Duffer's - 5				
		Boss - 10				
		Aldridge - 4 - 18.00				
		H-2 Development - 4				
		Maurice - 12				
		Windsor Academy - 3	180	00		
		40				
			255	00		

[Handwritten signature]

ALDRIDGE, DONALD D.

Mr. Donald Aldridge appeared before the board for this proposal.

MR. NUGENT: Request for 15 ft. 8 in. front yard variance for construction of deck at 558 Shore Drive in an R-4 zone.

MS. BARNHART: For the record, we sent out 64 names and addresses on October 22, 1999, copies of the notice to adjacent property owners.

MR. NUGENT: Explain what you want to do and why, basically the same thing as the preliminary.

MR. ALDRIDGE: I'm replacing existing steps that are falling apart. That was so noted by Cuomo Engineering in 1992 in its engineering report where he states there are cracks caused by settlement. I have photos to show that, of course these photos were taken this year, simply putting a, I want to put a pressure treated deck over the existing steps and when you come out of the house right now, you actually, or if you're going into the house to open the door, you have to step down a couple steps. It's so small of a landing so that is one reason that it's a little bit bigger, although it's not any closer to the street than the bottom, I think the third step was okay. The other thing is for some reason the steps went down to the street, so if someone came to visit me, they'd actually park in the driveway and then have to walk through the street to go back up to the house. So I simply want to have it come from the driveway up, steps to my house, to my front door.

MR. KANE: So designing the deck the way you are in the front of the house increases the safety aspect of getting into your home?

MR. ALDRIDGE: That's the whole reason for it.

MR. KANE: You're not going to create any water runoff or water drainage problems whatsoever?

MR. ALDRIDGE: No.

MR. NUGENT: According to the picture that you're showing us, this is going to come down this way?

MR. ALDRIDGE: I kind of drew this, the existing steps come down like this and I have removed these first two steps and I'm putting footers so it's actually going to enclose what's existing.

MR. NUGENT: Your driveway's here?

MR. ALDRIDGE: Right.

MR. NUGENT: Okay.

MR. REIS: You have to remove any trees or vegetation on this to accomplish this?

MR. ALDRIDGE: No, actually, a noreaster about three years ago removed a pine tree into my house but I actually have a picture where the tree was so close that may have helped cause the settlement because I show the root actually coming under the steps, so that tree's gone now.

MR. NUGENT: Any further questions by the board?

MR. KANE: No.

MR. NUGENT: I'd like to open it up to the public. If you'd like to speak, please raise your hand.

MS. LOUISE ACETO: How big is it?

MR. ALDRIDGE: It's, I'm not an engineer, it's about 9 foot and change from the house by 15 and change, the 15 goes from the front of my house towards the driveway, comes out from the house 9 foot and then it goes 15 foot towards the driveway.

MR. NUGENT: You can show her that picture, sir, if you would.

MS. ACETO: I know what he's doing, I just didn't know how big it was going to be you. I also have, you can't

help but notice the work that he's doing, you know, and I only have one question about, you know, do you plan on parking your car on the road in front of your walls?

MR. ALDRIDGE: Yes.

MS. ACETO: That's the road, is it not?

MR. ALDRIDGE: That's where my--

MS. ACETO: We have enough problems with people parking on the road out there anyhow.

MR. ALDRIDGE: I have notes where I talked to the local highway department and they didn't have a problem with that at all.

MS. ACETO: They didn't have a problem with it?

MR. ALDRIDGE: No, I asked specifically in the winter you're not supposed to park on the road, do they have a problem with it and they said no.

MR. NUGENT: That's the stairs that were there, Mike, if I understand this correctly, were too close to the road to start with?

MR. BABCOCK: Yes.

MR. NUGENT: Anyone else?

MR. REIS: Don, off the deck is there going to be a rail or anything like that?

MR. ALDRIDGE: A railing, oh, sure.

MR. REIS: Will that be blocking any of your neighbors sight view of the road?

MR. ALDRIDGE: No.

MR. REIS: Just for the record, thank you.

MR. NUGENT: Is there any further questions? I'll accept a motion.

November 8, 1999

20

MR. TORLEY: I move we grant Mr. Aldridge his requested variance.

MR. KANE: Second it.

ROLL CALL

MR. TORLEY	AYE
MR. KANE	AYE
MR. REIS	AYE
MR. NUGENT	AYE

MR. ALDRIDGE: Do I need to re-file?

MR. BABCOCK: No, I'll give him your paperwork and you'll be contacted within a day or so.

MR. ALDRIDGE: Thank you.

Date 10/13/99, 1999

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
168 N. Drury Lane
Newburgh, N.Y. 12550

DATE			CLAIMED	ALLOWED
7/99	Zoning Board Mtg		75 00	
	Misc - 2			
	Aldridge - 3	13.50		
	UGA Assoc - 5			
	Maurice - 3			
	Jennings - 6			
	Johnson - 5			
	Ryan - 4			
	TLAS Assoc - 13			
	Gateway Industrial Park - 4		202 50	
		45		
			277 50	

PRELIMINARY MEETINGS:

ALDRIDGE, DONALD

Mr. Donald Aldridge appeared before the board for this proposal.

MR. TORLEY: Request for 15 ft. 8 in. front yard variance for construction of deck at 558 Shore Drive in an R-4 zone.

MR. ALDRIDGE: My front cement steps are falling apart, I wanted to remove them and build a deck on top that allows the steps to go towards the driveway, instead of existing they go to the street.

MR. KANE: How big of a deck are you proposing?

MR. ALDRIDGE: From the house, it comes out a total of 9 foot, a little less than 10 foot. I have pictures, I have removed the first two steps already, if you want to see this, I have removed the first two steps and I had planned on it being two steps closer to the house than actually the last two steps were, I don't plan putting those steps back.

MR. TORLEY: So it won't go, it's going to be a full deck?

MR. ALDRIDGE: It will be a deck where you come out of the house and turn.

MR. KANE: So coming out from the front door you're going to be 10 foot out coming?

MR. ALDRIDGE: If you come out of the house now, my steps go straight down towards the road. Now I want to go, I took off the first two steps and I want to come out and turn left to go down towards my driveway.

MR. KANE: When you come straight out, how many feet straight out from the front door?

MR. ALDRIDGE: Nine foot.

MR. KANE: How many feet when you go to the driveway?

MR. ALDRIDGE: Fifteen and a half.

MR. KANE: 10 x 15 deck.

MR. TORLEY: So he still gets closer to the road than the old stairs.

MR. ALDRIDGE: Which includes the steps that go down.

MR. TORLEY: Since the house looks like it's at a slight angle to the road, as he goes off to that, he's going to run closer as he goes.

MR. KANE: Okay.

MR. ALDRIDGE: This is actually a good picture, you come out of my house now and you come down to the road, I want to come out of the house and go to the driveway.

MR. KANE: And the deck portion of it, the only portion is that he needs the 15 foot 8.

MR. BABCOCK: For the front yard.

MR. REIS: Wouldn't be creating any kind of water or swale that would affect the neighbors in any way?

MR. ALDRIDGE: No.

MR. REIS: Wouldn't be going over any sewer or septic?

MR. ALDRIDGE: No.

MR. TORLEY: Do you have a septic?

MR. ALDRIDGE: Septic, yeah, it's on the right-hand side of the house, it's not even near this. I have water from Beaver Dam Lake Water Corporation which comes up my, I think it comes under my driveway.

MR. TORLEY: I don't see an easement.

MR. KANE: Obviously, you need something for safety

coming out the front door.

MR. ALDRIDGE: Yes, I have a picture actually of. See, part of reason I had a pine tree that the roots actually grew up underneath.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: I move we set up Mr. Aldridge for a public hearing for his requested variances at 558 Shore Drive.

MR. REIS: Second it.

ROLL CALL

MR. MCDONALD	AYE
MR. KANE	AYE
MR. REIS	AYE
MR. TORLEY	AYE

MS. BARNHART: Here's your paperwork, sir.

MR. KRIEGER: Now, when you come back, if you would address yourself to those things listed on that sheet, that would be helpful, since those are the criteria on which the state requires the zoning board to decide.

MR. ALDRIDGE: When do I come back?

MR. TORLEY: When you get the paperwork and talk to her, Pat, our secretary, it's a government form that's understandable.

MR. ALDRIDGE: Okay, when should I call you?

MR. KANE: Follow the instructions.

MS. BARNHART: Follow the instructions on the sheet that I gave you and when you're ready to apply, actually bring your paperwork in, give me a call, okay?

MR. ALDRIDGE: Yes, thank you.

**ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK**

In the Matter of the Application for Variance of:

Donald & Deborah Aldridge
Applicant.

99-43

**AFFIDAVIT OF
SERVICE BY
MAIL**

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, Windsor, N. Y. 12553.

That on October 22, 1999 I compared the 64 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
 ____ day of ____, 19__.

Notary Public



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

September 29, 1999

64

Donald & Deborah Aldridge
558 Shore Drive
New Windsor, NY 12553

RE: 62-8-31
62-8-32

Dear Mr. & Mrs. Aldridge:

Please be advised that the attached list of properties within five hundred (500) feet of the above referenced property.

The charge for this service is \$85.00, minus your deposit of \$25.00.

Please remit the balance of \$60.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
Leslie Cook
Sole Assessor

/jff
Attachments

Cc: Pat Barnhart, ZBA

Beaver Dam Lake Protection &
Rehabilitation District
C/O Dept. Of Public Works
Rte 17 M
Goshen, NY 10924

Daniel P. Voglesong
320 Walnut Ave
New Windsor, NY 12553

James G. & Marie A. Kelly
335 Oak Drive
New Windsor, NY 12553

Gregory & Patricia Horrace
Box 352
New Windsor, NY 12553

Salvatore & Barbara L. Somma
370 Oak Drive
New Windsor, NY 12553

Gregory & Odile M. Monteforte
528 Shore Drive
New Windsor, NY 12553

William & Fannie Miller
321 Walnut Ave
New Windsor, NY 12553

Carol R. Davidson
364 Oak Drive
New Windsor, NY 12553

Mylonas, Chris Tomas & Gloria
532 Shore Drive
New Windsor, NY 12553

Lewis T. Galasso Life Estate-Vincenza
Galasso
C/o Vincenza M. Galasso
319 Walnut Ave
New Windsor, NY 12553

John & Ann Salony
362 Oak Drive
New Windsor, NY 12553

Yanchewski, John & Joanne
584 Shore Drive
New Windsor, NY 12553

John & Nancy Mahoney
317 Walnut Ave
New Windsor, NY 12553

Alexander & Mary & Walter S. Kosik
360 Oak Drive
New Windsor, NY 12553

Peter & Emma Lynn Gasparini
300 Walnut Ave
New Windsor, NY 12553

Florence T. Scullion
315 Walnut Ave
New Windsor, NY 12553

Anthony & Mary Fravola
354 Oak Drive
New Windsor, NY 12553

Frank & Lorraine DiMitre
304 Walnut Ave
New Windsor, NY 12553

Salvatore, Barbara & Camille Somma
311 Walnut Ave
New Windsor, NY 12553

Charles G. & Frederica Vella
14 Maple Ave
New Windsor, NY 12553

Mildred M. & Anthony Edward & Paul
Proietto
308 Walnut Ave
New Windsor, NY 12553

Michael & Debra Rydlewski
RD4 Box 350-1 Shore Road
New Windsor, NY 12553

Dominic A. Payson & Karen Jacobsen
323 Maple Ave
New Windsor, NY 12553

Douglas Williams
363 Oak Drive
New Windsor, NY 12553

Charles P. & Norma J. Esposito
604 Shore Drive
New Windsor, NY 12553

Paul R. & Katrina C. Rubino
Box 485B
New Windsor, NY 12553

Frank Lombardi
361 Oak Drive
New Windsor, NY 12553

William P. Jr. & Mary Ann Walsh
507 Island Court
Indian Harbour Beach, FL 32937

Paul M. & Joanne Ciccone
304 Maple Ave
New Windsor, NY 12553

Francis A. Cirigliano
359 Oak Drive
New Windsor, NY 12553

Shellie Evans
23 Laurel Trail
Monroe, NY 10950

Edward P. & Ann Marie E. McCartney
2 Dover Place
Hempstead, NY 11550

Rosemarie Drexler
567 Shore Drive
New Windsor, NY 12553

Edward W. & Margaret J. Janatsch
353 Oak Drive
New Windsor, NY 12553

John L. Kolp & Cynthia Seibels
582 Shore Drive
New Windsor, NY 12553

Gayle Gavin & Suzanne N. Hajj
35 W. 90 Street #55
New York, NY 10024

Dolores M. Schimenti
305 Maple Ave
New Windsor, NY 12553

James P. & Carol B. McGuinness
593 Shore Drive
New Windsor, NY 12553

The County of Orange-Beaver Dam Lake
Protection & Rehabilitation District
C/O Helen O'Leary
132 Shore Drive
New Windsor, NY 12553

Mariano & Dorothy M. Schimenti
1227 Barry Drive South
Valley Stream, NY 11580

Craig T. & Lisa A. Trainor
585 Shore Drive
New Windsor, NY 12553

Silvia Grubel
551 Shore Drive
New Windsor, NY 12553

David Aceto
C/O Cenlar
P.O. Box 77405
Trenton, NJ 08628

James Joseph Dall Vecchia
581 Shore Drive
New Windsor, NY 12553

David T. Warren
549 Shore Drive
New Windsor, NY 12553

Adele A. Widmayer
C/o Manfredo
967 Park Lane North
Franklin Square, NY 11010-1717

Dorothy & Charles G. Collard
579 Shore Drive
New Windsor, NY 12553

Lois J. Lipper
280 Riverside Drive #2A
New York, NY 10025

Donald D. & Deborah Aldreidge
558 Shore Drive
New Windsor, NY 12553

Harold A. & Kathryn P. Spencer
C/O Mr. & Mrs. Frank Spencer
575 Shore Drive
New Windsor, NY 12553

Richard S. Farrow
545 Shore Drive
New Windsor, NY 12553

John J. Murray
562 Shore Drive
New Windsor, NY 12553

Eric & Michael Eric Johnson
573 Shore Drive
New Windsor, NY 12553

Michael J. & Virginia Fasano
543 Shore Drive
New Windsor, NY 12553

Neldon G. & Diana Demke
568 Shore Drive
New Windsor, NY 12553

Frank & Elvina Spencer
267 Shore Drive
New Windsor, NY 12553

James & Frances Purpura
C/O James Purpura
32 North Foster Rd.
Newburgh, NY 12550

James William Dainty
348 Old Dutch Hollow Rd.
Monroe, NY 10950

Francis & Frances Kilroy
14 South Broadway
Irvington, NY 10533

William & Adele Widmayer
C/O Manfredo
967 Park Lane No.
Franklin Square, NY 11010

Louise F. Aceto
531 Shore Drive
New Windsor, NY 12553

Francis J. & Frances A. Kilroy
565 Shore Drive
New Windsor, NY 12553

Lynn A. Dalcin
529 Shore Drive
New Windsor, NY 12553

Leon & Victoria & Natalie Dondysh
233 East 86th St. Apt. 11C
New York, NY 10028

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Prelim.

Sept. 27, 1999

99-43

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: September 10, 1999

496-9910

APPLICANT: Donald Aldridge
558 Shore Drive
New Windsor, New York 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/9/99

FOR : front deck

LOCATED AT: 558 Shore Drive

ZONE: R-4

DESCRIPTION OF EXISTING SITE: 62-8-32

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed 15'-5" X 9'-10" front deck sill not meet minimum front yard set-back.


BUILDING INSPECTOR

PERMITTED 35'

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: E-7

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

19'-4"

15'-8"

REQ'D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

**IMPORTANT
CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION**

Inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake scheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED
SEP 09 1999

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 9888

9888

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Donald & Deborah Aldridge

Address 558 Shore Dr New Windsor Phone 496 9910

Mailing Address Same

Name of Architect n/a

Address _____ Phone _____

Name of Contractor n/a

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder owner

If applicant is a corporation, signature of duly authorized officer. n/a

(Name and title of corporate officer)

1. On what street is property located? On the North side of Shore Dr.
(N,S,E or W)
and 1300 feet from the intersection of Shore Dr & Maple Ave
2. Zone or use district in which premises are situated residential Is property a flood zone? Y (N)
3. Tax Map Description: Section 602 Block 8 Lot 32
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy home b. Intended use and occupancy home
5. Nature of work (check if applicable) New Bldg ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☐
6. Is this a corner lot? 00
7. Dimensions of entire new construction. Front 11'4" Rear Depth 9'11" Height 52" No. of stories 1
replacing existing steps w/ small deck steps
8. If dwelling, number of dwelling units: N/A Number of dwelling units on each floor N/A
- Number of bedrooms Baths Toilets Heating Plant: Gas Oil
- Electric/Hot Air Hot Water If Garage, number of cars
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use N/A

10. Estimated cost \$600.00 Fee

paid

257707

Washburn Associates
44-52 Route 9W
New Windsor, N.Y. 12550

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Heidiwark G. Aldridge
(Signature of Applicant)

558 Shore Dr
(Address of Applicant)

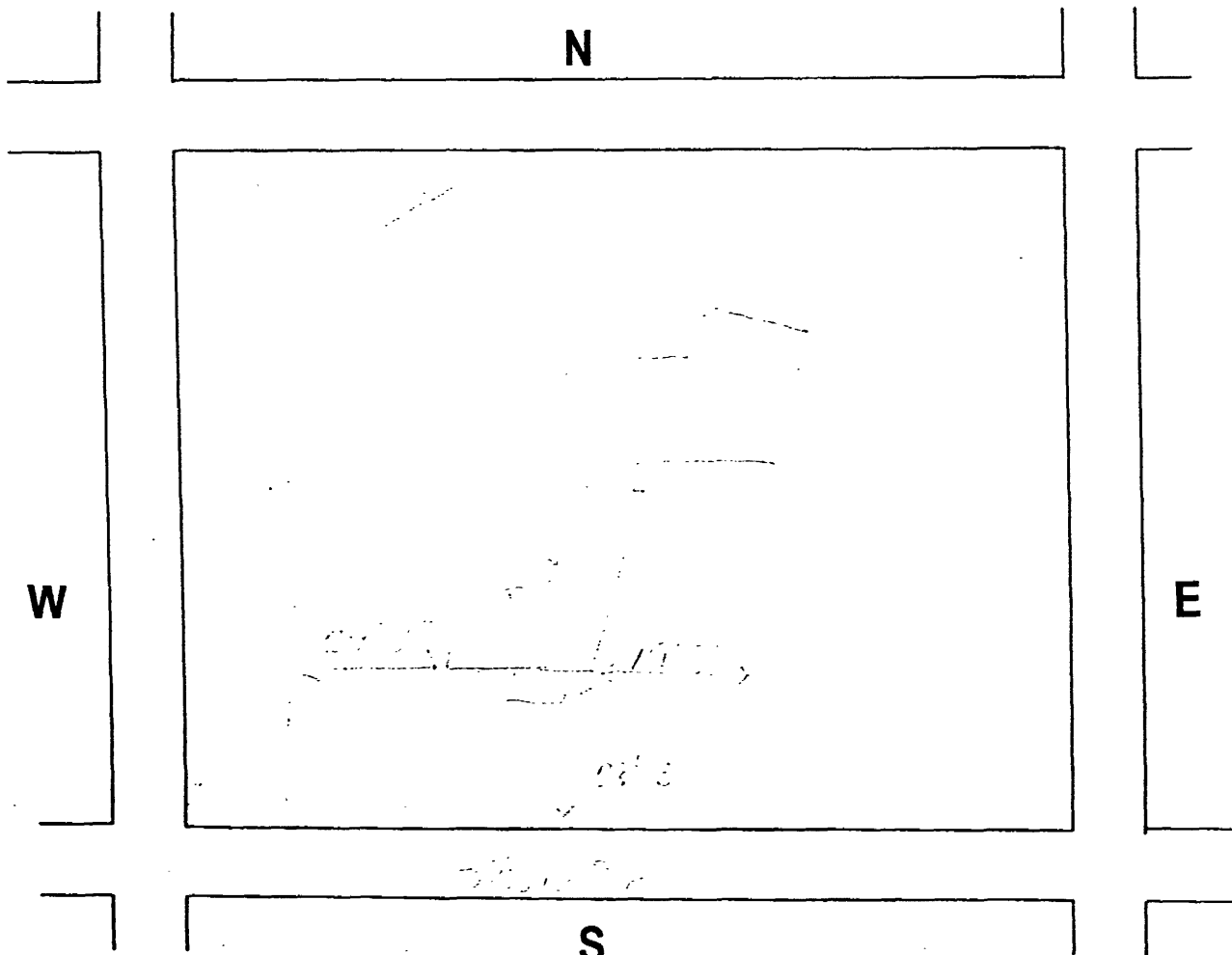
Heidiwark G. Aldridge
(Owner's Signature)

558 Shore Dr
(Owner's Address)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Pls. print immediately. Send bill to Applicant.

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 43

Request of Donald Aldridge

for a VARIANCE of the Zoning Local Law to Permit:

Construction of deck w/ insufficient front yard;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regs. -
Col. E

for property situated as follows:

558 Shore Drive, New Windsor, N.Y.

known and designated as tax map Section 62, Blk. 8 Lot 32.

PUBLIC HEARING will take place on the 8th day of November, 1999. at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent.
Chairman

Patricia A. Banhart, Secy.

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE: BLACK INK ONLY

Joseph Losio and Winifred Losio

TO

Donald D. Aldridge and
Deborah A. Gilliland

SECTION 62 BLOCK 8 LOT 31, 32, 33

RECORD AND RETURN TO:
(Name and Address)

Miles Markowitz, Esq.
14 Yeoman Road
Newburgh, N.Y. 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 56717 DATE 6-12-92 AFFIDAVIT FILED 19

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove _____
CH22 Chester _____
CO24 Cornwall _____
CR26 Crawford _____
DP28 Deerpark _____
GO30 Goshen _____
GR32 Greenville _____
HA34 Hamptonburgh _____
HI36 Highlands _____
MK38 Minisink _____
ME40 Monroe _____
MY42 Montgomery _____
MH44 Mount Hope _____
NT46 Newburgh (T) _____
NW48 New Windsor ☒
TU50 Tuxedo _____
WL52 Walkkill _____
WK54 Warwick _____
WA56 Wawayanda _____
WO58 Woodbury _____
MN09 Middletown _____
NC11 Newburgh _____
PJ13 Port Jervis _____
9999 Hold _____

SERIAL NO. _____

Mortgage Amount \$ _____

Exempt Yes _____ No _____

3-6 Cooking Units Yes _____ No _____

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

CHECK ☒ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ _____

TRANSFER TAX \$ 390⁰⁰

ED. FUND \$ 5.00

RECORD. FEE \$ 14⁰⁰

REPORT FORMS \$ 30⁰⁰

CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: C. P. P. P.

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on JUL 7 1992
at 2:25 O'Clock A M.
in Liber/Film 3628 Deeds
at page 48 and examined.

Marion S. Murphy
County Clerk

RECEIVED
\$ 390⁰⁰
REAL ESTATE
JUL 7 1992
TRANSFER TAX
ORANGE COUNTY

ORG 07/07/92 02:25:22 31471 44.00

***** EDUCATION FUND: 5.00 *****

DEED CONTROL NO: 56717 390.00 *

***** SERIAL NUMBER: 007370 *****

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 12th day of June, nineteen hundred and ninety-two

BETWEEN

JOSEPH LOSIO and WINIFRED LOSIO both residing
at RD 4 Shore Drive, New Windsor NY 12553

party of the first part, and

DONALD D. ALDRIDGE residing at 150 Cottage Rd.
Hopewell Junction, NY 12533 and DEBORAH A. GILLILAND
residing at 150 Cottage Rd., Hopewell Junction NY 12533
as joint tenants with right of survivorship.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of one

dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, Orange County, New York,
being Lots Nos. 29, 30 and 31 in Block 4 upon a certain map entitled
"Beaver Dam Lake" Section 1 Lands of Henry Powell Ramsdell, Towns
of Cornwall and New Windsor, Orange County, New York, made by
Blake and Woodhull C.E., dated April 22, 1931 and filed in the
Orange County Clerk's Office on April 22, 1931 as Map No. 1044,
bounded and described as follows:

BEGINNING at a point in the northerly line of Shore Drive, said point being in the division line between Lot No. 32, and the herein described Lot No. 31, of Block "4" as shown on a certain map entitled "Beaver Dam Lake" Section 1, as filed in the Orange County Clerk's Office on April 22, 1931 as filed Map No. 1044;

Running thence South 78 degrees 27' 00" West 75.00 feet, along the said line of Shore Drive, to a point;

Thence North 11 degrees 33' 00" East 200.00 feet, along Lot No. 28 to a point;

Thence North 78 degrees 27' 00" East 75.00 feet, along Lot No. 66, to an iron pipe;

Thence South 11 degrees 33' 00" East 200.00 feet, along the aforesaid line of Lot No. 32, to the point or place of beginning.

Being the same premises conveyed to JOSEPH LOSIO AND WINIFRED LOSIO, husband and wife, by deed made by LYNNE BARBARA PIGNATORO AND STEVEN PIGNATORO, husband and wife, dated August 11, 1967 and recorded in the Office of the Clerk of Orange County on August 17, 1967 in Liber 1774 cp 714.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

99-43

Date: 10/15/99

I. Applicant Information:

- (a) Donald Aldridge 558 Shore Dr 496.9910
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. Property Information:

- (a) R-4 558 Shore Dr. 62-8-32 75 x 200.
(Zone) (Address) (S B L) (Lot size)
- ? (b) What other zones lie within 500 ft.? N/A
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 6/92
- ? (e) Has property been subdivided previously? N/A
- ? (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: N/A

☒ IV. Use Variance.

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The front steps to the front door of our house are unsafe to use as the concrete/brick is falling apart. The steps don't go to the driveway but to the roadway meaning my 2 1/2 yr old daughters must walk in the road to come in the front door. We want to replace the steps with Pressure Treated steps leading from the driveway with a small deck for temporary storage while loading/unload items from the house to the car.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 18-12, Table of use/bulk Regs., Col. E.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. <u>35ft</u>	<u>19' 4"</u>	<u>15' 8"</u>
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

need { The physical structure of the pressure-treated structure is further ~~than~~ from the roadway than the original steps were. It provides a safe means of egress in emergencies and a safe walkway to/from vehicles in the driveway for young children and neighbors. There is no environmental or other negative impact on the neighborhood. Note that a small landing deck would be unsafe for a family coming up the stairs as it currently only allows for the door swing. You have to back down the steps to get in the door.

N/A VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

N/A VII. Interpretation.

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50 and the second check in the amount of \$ 300, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: October 15, 1999.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

x Deborah A. Aldridge
(Applicant)

Sworn to before me this

15th day of October, 1999.

XI. ZBA Action:

(a) Public Hearing date: _____

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 19

2001.

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)